

MIDLAND HOUSE

OXFORD OX2 0PH

SEACOURT

Office space to let
at the gateway
to Oxford

SEACOURT

MIDLAND
HOUSE

seacourtoxford.co.uk/midlandhouse

Life & work in perfect harmony

Seacourt is at the gateway of Oxford's West End Innovation District, within easy reach of the city centre, the Oxfordshire countryside and key transport links.

City Centre

Oxford Station
1.1 miles/1.8 kms



20 mins



6 mins

Seacourt Park & Ride

Science
Developments

SEACOURT

M40

Birmingham & London

M4

Newbury & The South

A34

A34

Swindon

A420

Seacourt
Retail Park

West Way Square



Modern Grade A workspaces

at the city of innovation

Midland House offers high quality modern office space at the gateway of Oxford's West End Innovation District. Located in a prominent position off the A420, with generous parking, reception, on-site security and 24 hour access.

Occupiers include:

Knightsplc

OpticalExpress

All round flexibility with **quality built in**

including plentiful parking, reception, on-site security
and 24 hour access.



Reception

**Raised access
floors**



**Suspended
ceilings**



Meeting rooms



**Showers &
changing rooms**



**Passenger
lift**



EPC : A (Ground fl.)¹



**Recessed LED
lighting**



**VRF heating and
cooling system**



Kitchenette



**24-hour
security**



Fibre broadband



Car park



¹EPC: B 2nd floor



Make your business home in
**connected, high quality
accommodation**

Ground floor north wing

The office suites are all accessed via the main entrance and reception area. The upper floor offices are accessed via the central staircase and passenger lift.

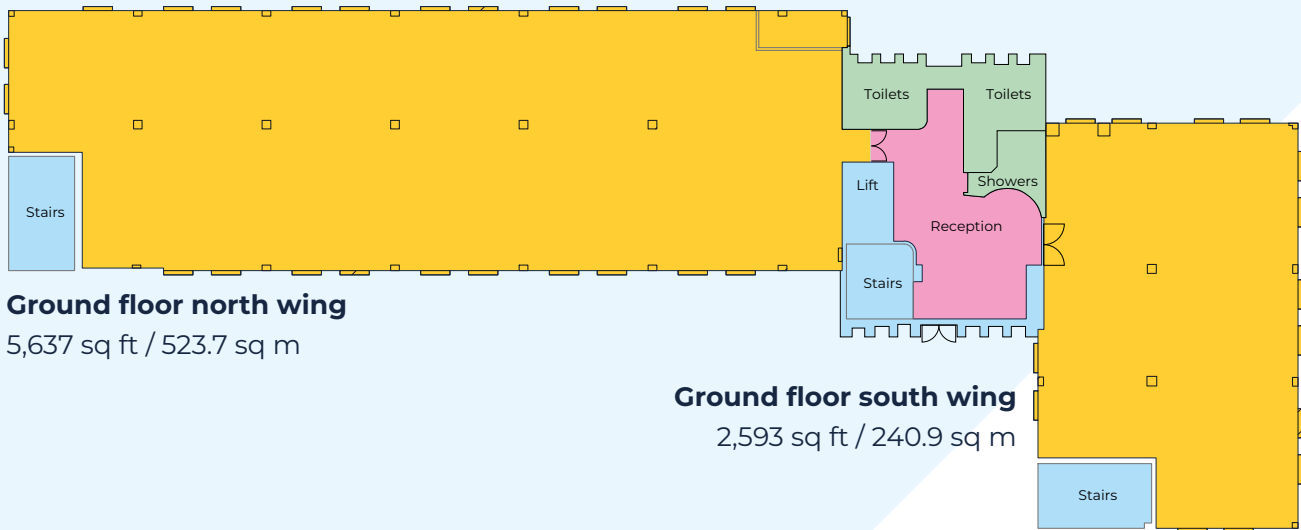
The suites can be let as is, having been fitted out to a modern standard or, alternatively, a new CAT A refurbishment can be provided to suit individual requirements.

Current availability

Available offices

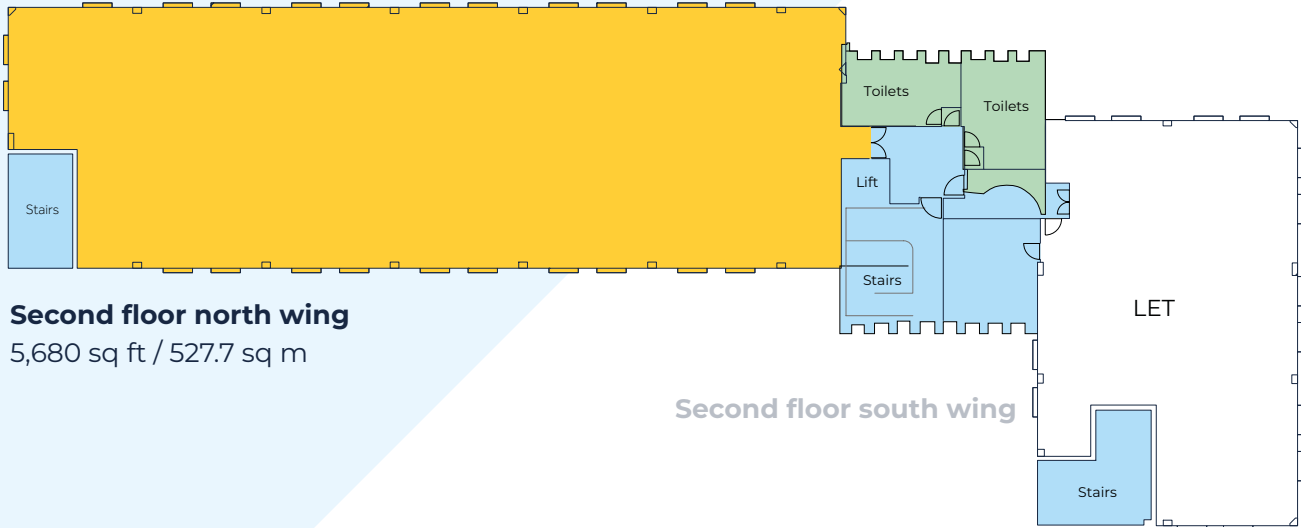
| | sq ft | sq m | parking |
|-------------------------|-------|-------|-----------|
| Ground floor | 8,230 | 764.6 | 23 spaces |
| Second floor north wing | 5,680 | 527.7 | 16 spaces |

All areas are based on IPMS3 measurements



Ground floor north wing
5,637 sq ft / 523.7 sq m

Ground floor south wing
2,593 sq ft / 240.9 sq m



Second floor north wing
5,680 sq ft / 527.7 sq m

Second floor south wing

Available space Toilets and showers Communal Main reception

Join a community of
**like-minded
neighbours**

Seacourt sits in the heart of a major innovation zone. The Oxford region is one of the most innovative in the UK, with new enterprises continuing to join a growing band of spinouts, startups and entrepreneurs. Occupiers at Seacourt include:



© Vicon

VICON

TECHNOLOGY

State-of-the-art motion capture for life sciences, entertainment, engineering and virtual reality.

BRAINOMIX

LIFE SCIENCE

Spin-out from the University of Oxford, revolutionising medical imaging with an AI-powered platform.

Handelsbanken

PRIVATE AND CORPORATE BANKING

Leading Nordic bank with a unique, decentralised branch network.

BLAKE MORGAN

LAW

UK law firm providing highly tailored legal solutions to individuals, businesses, not-for-profit and government clients.

Grant Thornton

GLOBAL PROFESSIONAL SERVICES

Extensive service offering including; financial services; risk; restructuring and much more to a global suite of clients

VenCap[®]

INVESTMENT MANAGEMENT

Independent investment advisory firm focused on investing in top-tier venture capital funds.

Get into Oxford(shire)

Oxfordshire has the key ingredients that make up a world-class innovation ecosystem: a flourishing environment for innovation and business creation; world-leading experts in knowledge and technology development; and a dynamic, agile, and skilled workforce.

#1

Oxford University
global ranking
for 9th
consecutive year¹

£850m

Largest fund for
university spinouts in
Europe from Oxford
Sciences Innovation²

#1

Highest
concentration of
science research
facilities in
Western Europe³



Health and life sciences

Oxfordshire is one of Europe's largest and most successful life science clusters, spanning drug discovery and development, diagnostics, medical devices, digital health, precision medicine and regenerative medicine.



Space

Since 2000, the UK's space sector has achieved 6% annual growth and exported a third of its outputs. The space sector contributes £5.7 billion to UK GDP and companies based in Oxfordshire are at the heart of this industry, helping the UK in its aim to be 10% of the global space-related economy by 2030.⁴



Future mobility

Oxfordshire is within Testbed UK, a uniquely-resourced central UK region for taking Connected and Automated Vehicle technologies from concept to manufacture. Oxfordshire can offer much of the UK's expertise in motorsport R&D, test and development facilities, modelling and simulation, as well as academic talent and resources.



AI

The University of Oxford is at the forefront of AI research in the UK. Oxfordshire is one of the world's largest centres for quantum science and home to the National Quantum Computing Centre.

Punting on the River Cherwell



Immerse yourself in
**a cultural and
historical hotspot**

All Souls College



Entrance to Old Bodleian Library,
University of Oxford



Ashmolean Museum



New Theatre Oxford



Oxford is the third most visited city
in the UK by international visitors
and is the tourism gateway to the
rest of Oxfordshire.

*Centre For Cities 2024

On your doorstep shops, fitness and eateries

Located in the established business district of Botley, at the junction of the A34 and A420, Seacourt is ideally situated to take advantage of the shopping opportunities at the adjoining retail park and the range of amenities the local area has to offer, including pubs, cafes, hotels & gyms.



It's just a short distance to

all that Botley and Oxford have to offer

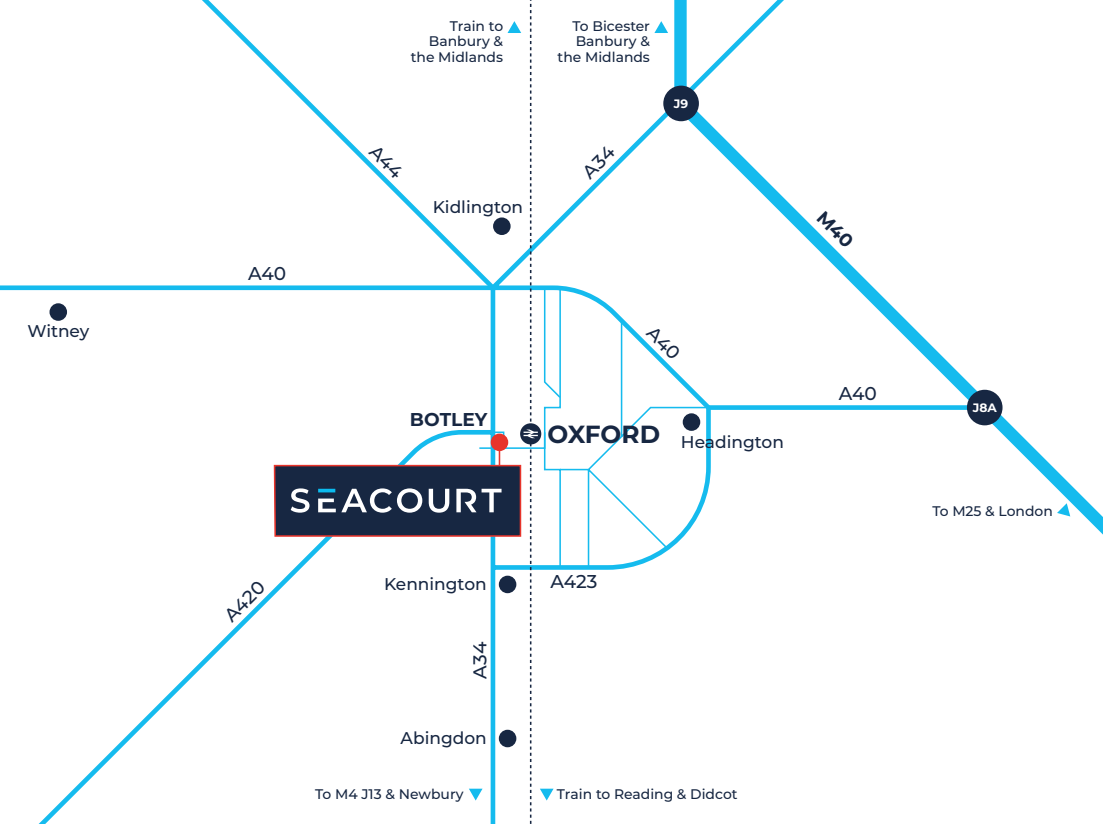


Excellent connectivity

Seacourt's location, just off the A34 and only 1.1 miles from Oxford Station, provides easy access to the city centre, the surrounding area and the rest of the UK.

A regular bus service runs between Seacourt and Oxford station and city centre, or you may choose to walk or cycle.

Trains run frequently from Oxford's mainline stations, linking it to London in less than an hour as well as to Birmingham, the north and the south coast.



| Driving | miles | mins |
|----------------------|-------|------|
| A34 | 0.2 | 2 |
| Seacourt Park & Ride | 0.3 | 3 |
| M40 J9 | 10 | 12 |
| M4 J13 | 24 | 25 |
| Reading | 27 | 45 |
| Birmingham | 60 | 70 |
| Central London | 60 | 80 |



| Trains | mins |
|-------------------|------|
| Reading | 21 |
| London Paddington | 50 |
| Bath | 67 |
| Birmingham | 71 |



| Cycling | miles | mins |
|--------------------|-------|------|
| Oxford Station | 1 | 6 |
| Oxford city centre | 1.7 | 10 |

| Walking | miles | mins |
|----------------------|-------|------|
| Seacourt Park & Ride | | 5 |
| Waitrose | 0.7 | 15 |
| Oxford Station | 1.1 | 20 |
| Oxford city centre | 1.5 | 25 |



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OXFORD OX2 0PH

SEACOURT

LEASE TERMS

New lease terms available to be negotiated and agreed on a full repairing and insuring basis.

EPC

Ground floor: A
Second floor: B

OUTGOINGS

Tenants will be responsible for the payment of business rates and service charge.

LEGAL COSTS

Each party to bear their own legal costs. The incoming tenant will be responsible for the stamp duty land tax.

VAT

All figures quoted in relation to this property are exclusive of VAT, where chargeable.

Contact us

For further information or to arrange a tour please contact:

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